

165.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

941,200 / 941,200

USE VALUE:

941,200 / 941,200

ASSESSED:

941,200 / 941,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
19-21		RICHARDSON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FERIC JUSUF & ENVERA	
Owner 2:	
Owner 3:	

Street 1:	21 RICHARDSON AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: FERIC JUSUF -
Owner 2: FERIC ENVERA & ELMA -
Street 1: 21 RICHARDSON AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476
Cntry:

NARRATIVE DESCRIPTION
This parcel contains 7,656 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2923 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7656		Sq. Ft.	Site		0	70.	0.85	8									454,776						454,800	

Total AC/Ha: 0.17576

Total SF/SM: 7656

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,776

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

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 941,200 / 941,200

APPRAISED:

Total Card / Total Parcel

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941,200 / 941,200

ASSESSED:

941,200 / 941,200

User Acct	109509
GIS Ref	
GIS Ref	
Insp Date	
07/25/18	

USER DEFINED	
Prior Id # 1:	109509
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	02:50:58
LAST REV	
Date	Time
08/23/18	14:54:51
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERIC JUSUF,	60900-117		1/4/2013	Convenience		1	No	No	
ASTOURIAN HARR	54186-38		1/21/2010		558,675	No	No		
ASTOURIAN RACHE	25986-52		1/22/1996			No	No	F	

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2018		MEAS&NOTICE						CC Chris C
10/24/2008		Meas/Inspect						163 PATRIOT
2/5/2000		Inspected						197 PATRIOT
12/21/1999		Mailer Sent						
12/3/1999		Measured						270 PATRIOT
7/24/1993								RV

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic			A Bath:	1	Rating:	Fair									12	OFF	14				
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:										7	OFF					
Foundation:	2 - Conc. Block			A 3QBth:		Rating:										20						
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																		
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Fair															
Color:	BEIGE			A Kits:		Rating:																
View / Desir:				Frl:		Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																
Grade:	C - Average			<b>CONDOS INFORMATION</b>																		
Year Blt:	1925	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL:	STD			Phys Cond:	AV - Average		31.	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	5	2										
Sec Int Wall:		%		Economic:			%	Additions:		1	8	5										
Partition:	T - Typical			Special:			%	Kitchen:														
Prim Floors:	3 - Hardwood			Override:			%	Baths:														
Sec Floors:		%		Total:			31	Plumbing:														
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:														
Subfloor:				Basic \$ / SQ:	170.00			Heating:														
Bsmnt Gar:				Size Adj.:	1.05322576			General:														
Electric:	3 - Typical			Const Adj.:	0.98990101			<b>COMPARABLE SALES</b>														
Insulation:	2 - Typical			Adj \$ / SQ:	177.240			Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext:	S			Other Features:	110500																	
Heat Fuel:	1 - Oil			Grade Factor:	1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	698119																	
% Com Wall:		% Sprinkled:		Depreciation:	216417																	
				Deprecated Total:	481702																	
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:																
Make:																						
Model:																						
Serial #:																						
Year:																						
Color:																						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 165.0-0005-0013.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y		119X19	A	AV	1926		21.93	T	40	104			4,700						
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700		<b>AssessPro Patriot Properties, Inc</b>												